

Delegated Report

Householder Planning Application

Planning Application No: 20230226

Location: 26 Salcote Road Gravesend Kent DA12 4RB

Description: Erection of single storey / two storey rear extension

Applicant: Ms Emma Denham

Site Visit Date: 23.03.23

Submitted Documents/Plans

Application Form;
Drawing No. M503/E01 – OS Plan and Block Plan – Existing;
Drawing No. M503/E02 – Floor plans – Existing;
Drawing No. M503/E03 – Elevations – Existing with Roof Plan;
Drawing No. M503/P01 – Site Location Plan and Block Plan – Proposed;
Drawing No. M503/P02 – Floor plans – Proposed; and
Drawing No. M503/P03 – Section and Elevations – Proposed.

Relevant Planning History

No relevant history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015); and
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments.

Neighbouring properties

Six surrounding properties were consulted, a site notice was displayed on 23.03.23 and no responses were received. The overall consultation period expired on 14.04.23.

Officer's Analysis

26 Salcote Road is a two storey end of terrace property. There is a rear access to garages located to the side and rear of the property.



This application proposes the demolition of the existing conservatory and the erection of a part two storey, part single storey rear extension.

Proposed Development

The development would create space for internal layout changes at ground floor level to incorporate a new kitchen/breakfast area, new WC and utility room. At second floor level, the proposal would allow the enlargement of bedroom 2, along with the creation of a new dressing room and ensuite.

The extension(s) would have the following dimensions:

Single Storey Element

- Height 2.74m
- Width 1.76m
- Depth 4.03m

Two Storey Element

- Height 6.05m
- Width 3.61m
- Depth 4.03m



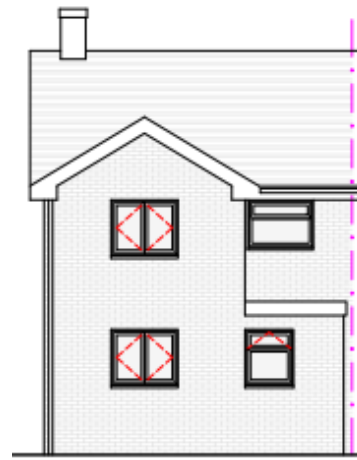
EXISTING FRONT (West) ELEVATION



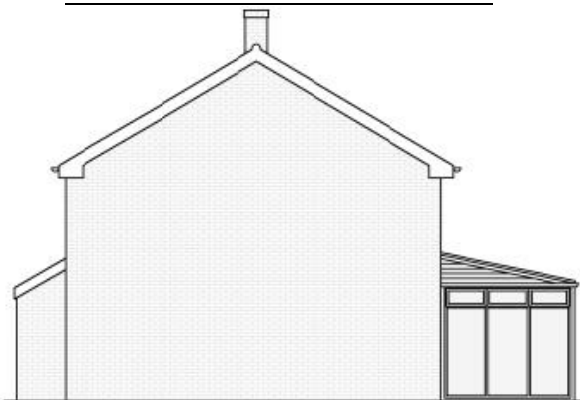
PROPOSED FRONT (West) ELEVATION



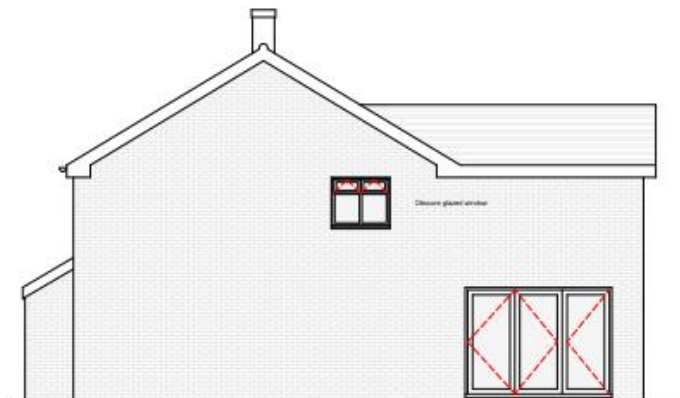
EXISTING REAR (East) ELEVATION



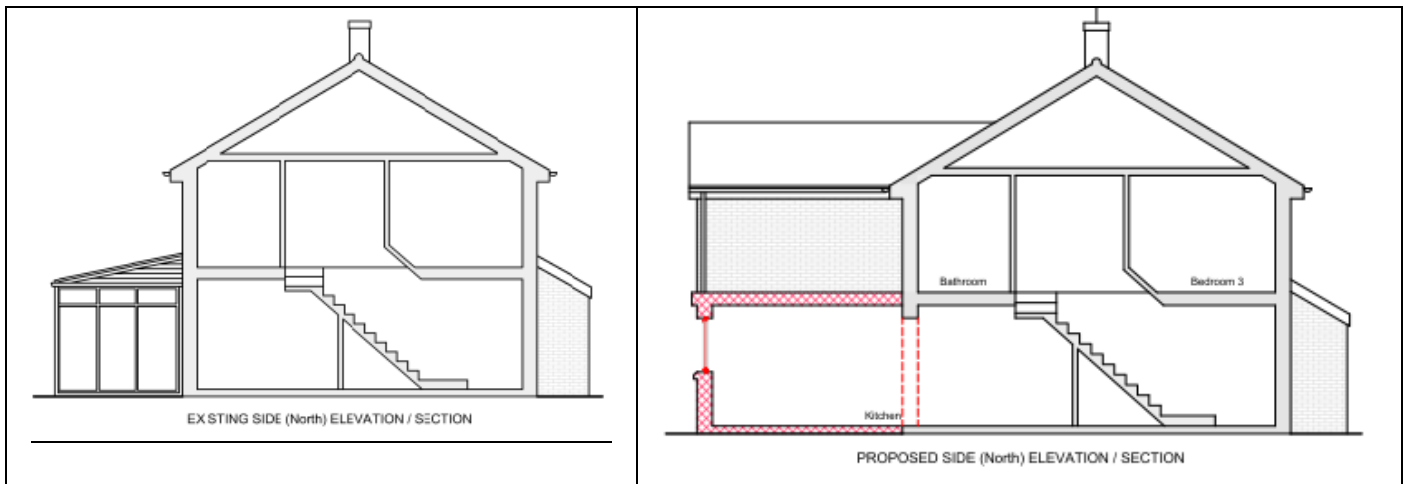
PROPOSED REAR (East) ELEVATION



EXISTING SIDE (South) ELEVATION



PROPOSED SIDE (South) ELEVATION



Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021) sets out the key principles for development of the home. The guidance has a section on rear extensions and highlights the importance of considering the surrounding context, making sure extensions do not dominate the original property and ensuring adequate garden area is retained following development.

The proposed extension is fairly large, however the two storey element is set down from the existing roof and is part width and set away from the shared boundary; which is desirable. The proposal would result in a reduction in rear garden depth, however it is noted that the property benefits from a generous side garden. It would be preferable for the first-floor element of the extension to include more design detailing and to be set further away from the existing first floor window, but on balance, the design is considered acceptable and accords with policy.

The proposed external materials for the development would include brickwork and interlocking concrete roof tiles to match the existing, and as such are considered acceptable materials.

Although visible from some public vantage points, the development is located to the rear and as such will not detrimentally impact the wider street scene in terms of character and appearance,

Overall, the development is in accordance with Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021), Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

Gravesham's Residential layout guidelines (RLG) amended June 2020 sets out minimum private garden area and depth. As previously mentioned, the property benefits from a private side garden area, so although the rear section of the garden is limited, this is offset by the side garden area. It was clear from the site visit that the occupiers utilise this space as their primary garden area. Although the proposal represents a reduction in dept, this is minimal when you consider the property already has a conservatory in this location (to be replaced by the extension) and also the fact that the proposal will not result in any additional bedrooms being created. On balance, the overall resultant garden space is considered to be acceptable due to the side garden area. However it is considered necessary to attach a condition to the decision notice to prohibit development under Article 3, and Part 1 Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, to ensure this space is not lost or extended upon in the future.

The RLG (2020) also sets out expected room sizes, and the plans show the proposed new room sizes are acceptable, albeit room space for utility and dressing rooms are not specified within the RLG (2020).

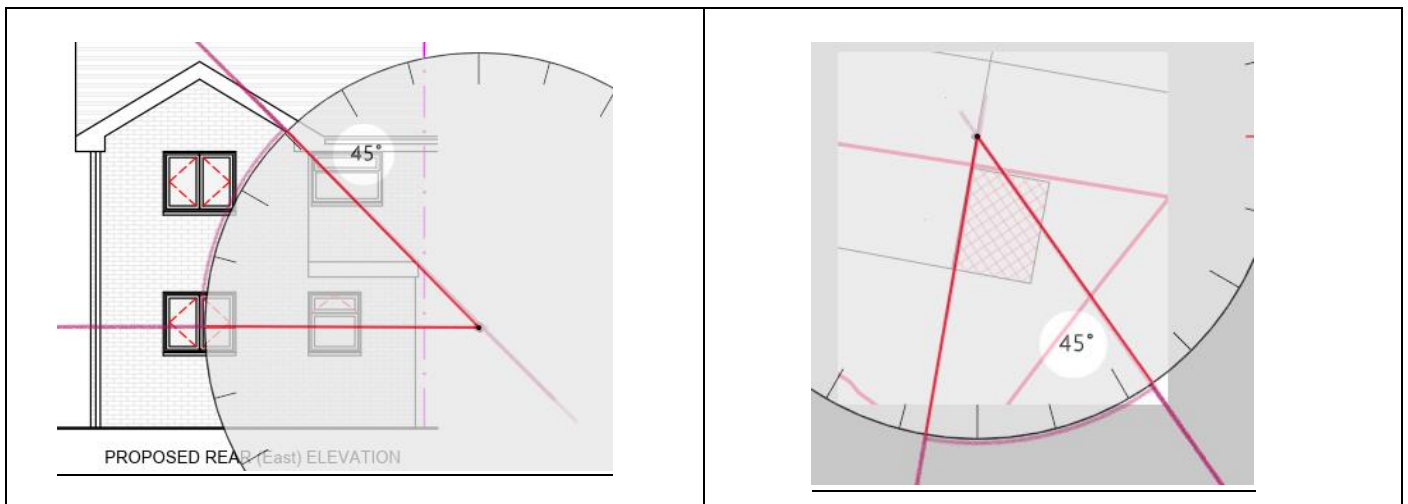
Overall, the proposed development safeguards the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Neighbouring Amenity

No neighbour responses were received during the consultation process. Nonetheless the development has been assessed in terms of neighbouring amenity below.

Privacy is not considered to pose an issue as the new first floor level window in the flank elevation would be obscure glazed. Furthermore, the new bi-fold doors in the flank wall of the extension would be at ground floor level and will not detrimentally impact neighbouring amenity.

Two storey extensions, in particular, have the potential to cause loss of light to neighbouring properties. As such the 45 degree test has been undertaken from the estimated centre point of the nearest ground floor window at No. 28 Salcote Road.



As indicated by the tests above, the development would have a minimal impact on the neighbouring property in terms of overshadowing and light. The extension along the shared boundary would be single storey and as such would not have a detrimental impact. In addition, the two storey element of the extension is set away from the boundary and as such is not considered to cause a sense of enclosure.

As such, the proposed development safeguards the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Highways and Parking

There are no parking or highways concerns that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the development would be unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal is unlikely to pose an issue with regards to this constraint.

Conclusion

The proposed development will be constructed using appropriate materials to match the existing dwelling and will not have a detrimental impact on the character or appearance of the street scene. In addition, the development is considered to safeguard the amenity of future occupiers and neighbours. As such, the proposal is in accordance with Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021), Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Recommendation

Permission.

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	28 th April 2023	Dated:	28 April 2023